

MILWAUKEE JUNCTION REHABILITATION PROJECT NO. 1

Detroit, Michigan

DETROIT MASTER PLAN

The Detroit Master Plan, adopted by the Detroit Common Council in 1946, 1947 and 1948, and as amended is on file in the offices of the City Plan Commission, Room 801, City-County Building.

DISTRICT PLAN

A plan of the general features of development of the district within which the Milwaukee Junction Rehabilitation Project No. 1 lies and of other districts adjacent to the development area, showing coordination of the Development Plan with the future development of the territory surrounding the project.

DEVELOPMENT PLAN

The development plan of the Milwaukee Junction Rehabilitation Project No. 1 consists of five (5) documents as follows:

1. Development Plan; Sheet 1
2. Development Plan; Sheet 2
3. Declaration of Restrictions
4. Relocation Plan
5. Estimated Project Costs

DECLARATION OF RESTRICTIONS

MILWAUKEE JUNCTION REHABILITATION PROJECT #1

1. Scope

The following restrictions shall be binding and effective upon all purchasers of land from the City of Detroit and their heirs, successors and assigns, in that section of Detroit defined as follows:

Beginning at the intersection of Russell Street and Ferry Avenue, thence west to the Walter P. Chrysler Expressway, north along the Walter P. Chrysler Expressway to Medbury Avenue, east along Medbury to Russell Street, thence south to the point of beginning;

said section being known as the Milwaukee Junction Rehabilitation Project #1. These restrictions shall become effective when the land is acquired by the City of Detroit and shall remain in effect until 1985, at which time said restrictions shall automatically extend for successive periods of ten (10) years, unless by vote of the then owners of the majority of the area in the Milwaukee Junction Rehabilitation Project #1, exclusive of streets and public areas, it is agreed to change the said restrictions in whole or in part; and provided that such a change is approved by the Common Council.

2. Amending Restrictions

The City of Detroit may, upon recommendation of the City Plan Commission and after a public hearing by the Common Council, amend the restrictions in whole or in part applying to any undeveloped property of parcel size as shown on the Development Plan of the Milwaukee Junction Rehabilitation Project #1, if there is a finding made that such an amendment will improve the Project. Provided, however, that the restrictions may not be amended with respect to any of the parcels sold or contracted to be sold without the consent of the owner or owners, his or their heirs, assignees, or assigns. Provided, further, that the restrictions may not be amended with respect to any parcel without the consent of owners of abutting parcels which are within the boundaries of the Rehabilitation Project. Notice of time and place of the above hearings shall be given by publication in a newspaper of general circulation not less than 15 days prior to the date set for such hearing. Notice of such hearing shall be mailed at least 15 days before such hearing to the owner of each parcel or lot in the Milwaukee Junction Rehabilitation Project #1, as shown in the records of the City Assessors.

General Provisions

3. Review of Plans

The purpose of this review is to insure that buildings, structures and walls in the Milwaukee Junction Rehabilitation Project #1 shall be well and harmoniously designed and of good appearance; to provide the proper arrangement of buildings, structures and walls, parking, and adequate open spaces; to provide for the proper

